

FREEHOLD



House - Terraced (EPC Rating:)

UPPER MAISONETTE, 1 BRUNSWICK TERRACE, HOVE, BN3 1HN

£2,150,000

**ASTON
VAUGHAN**
Sales and Lettings



5 Bedroom House - Terraced located in Hove

Built in the 1820's, this exceptional, Grade I listed building was one of the first properties designed by renowned Regency architect, Charles Busby. Along with others in this particular terrace, the house was used as a showhouse for the rest of the Brunswick Estate. As a result, the property includes unique Regency decorative features not found in other homes on the development. The proportions and architectural detail encapsulate the fashions of the Regency era; hinting at extravagance and the desire and capacity for formal entertaining. Angel House has enjoyed a unique and interesting history. Its custodians include Z Cars actress, Sidonie Bond, who lived in the house in the 1970s, and author, Nigel Richardson, who wrote Breakfast in Brighton whilst living at the property in the late 90s. The current owner painstakingly restored the property over a three year period and it has since hosted weddings, editorial photo shoots and elements of the Brighton Festival.

Tenure: Freehold + 999 year lease
Direct un-interrupted sea views, beautiful elegant property with nearly 4,000sqft of accommodation.

Description

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This carefully restored property is a piece of Brighton's history, offering the combination of architectural heritage, voluminous internal space, sea views and beautifully presented interiors. The raised ground and upper floors of the property afford splendid principal reception spaces and an impressive principal bedroom suite, characterised by generous ceiling height and floor to ceiling windows that maximise the iconic sea view. There is access from the kitchen down to the courtyard garden, which can also be accessed at lower ground level. On the

upper floors there are four further double bedrooms, two shower rooms and a bathroom.

Location

1 Brunswick Terrace is located in the Brunswick Town Conservation Area, on the old boundary between Brighton and Hove, most clearly marked by the King Edward Peace Statue which straddles the border and is visible from the windows of Angel House. Brighton beach is immediately opposite the property. Staggered along the beach are numerous cafes and places to sit and enjoy the sea views and city backdrop. Within half a mile (0.8 km) of the property there is a plethora of coffee shops, supermarkets, restaurants and boutiques. The popular shopping districts of The Lanes and North Laine are within 1.2 miles (2 km) of the property. Brighton Station, which is approximately 1.2 miles (2 km) from Angel House, has services to London Victoria and London Bridge from 60 minutes, via Gatwick Airport.

Brighton and Hove is a thriving seaside city, with a rich tapestry of interesting architecture and superb educational and lifestyle opportunities. It is a vibrant centre for culture, creativity, education, the arts and entertainment. There is an excellent range of highly regarded state and independent schools in the area, including; Cardinal Newman, St Christopher's prep school, Brighton College, Kings Brighton and Brighton and Hove High School (GDST) and Roedean. The University of Brighton and University of Sussex provide excellent further education opportunities.

All distances and journey times are approximate.

Square Footage: 3,816 sq ft

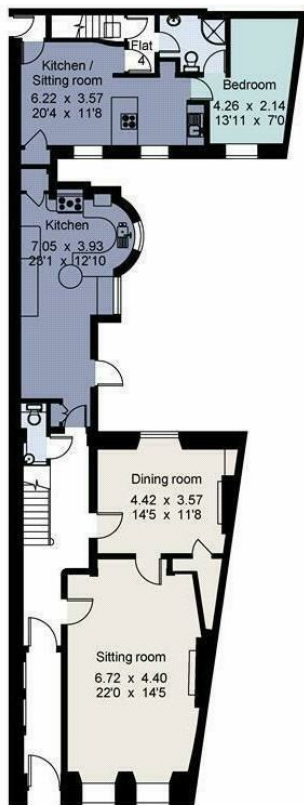
Additional Info



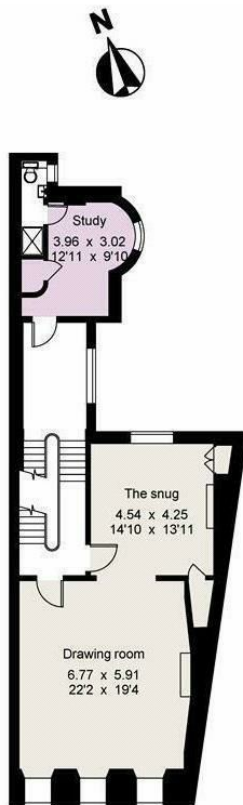
Council: Brighton and Hove
Council Tax Band: Band H.
Services: Mains gas, mains electricity and mains water.
Tenure: Freehold of property + 999 year lease



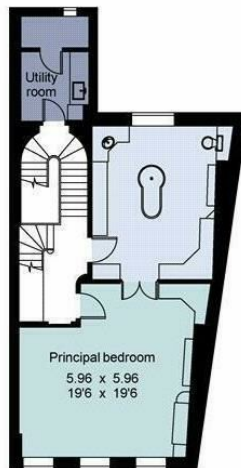
ASTON VAUGHAN LTD | 7 ST GEORGES ROAD, BRIGHTON, EAST SUSSEX, BN2 1EB



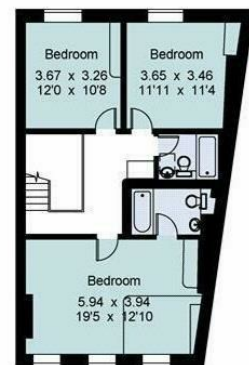
Ground floor



First floor



Second floor



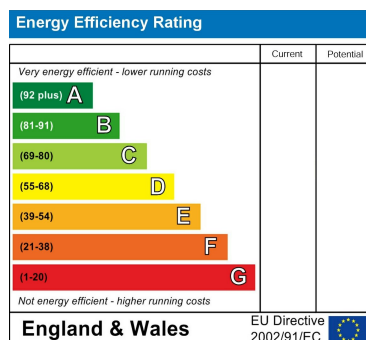
Third floor

Angel House, Hove
Gross internal area (approx) 354.6 sq m/ 3816 sq ft

For identification only - Not to scale
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Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.